

PP

APPROVAL RECORD

# Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

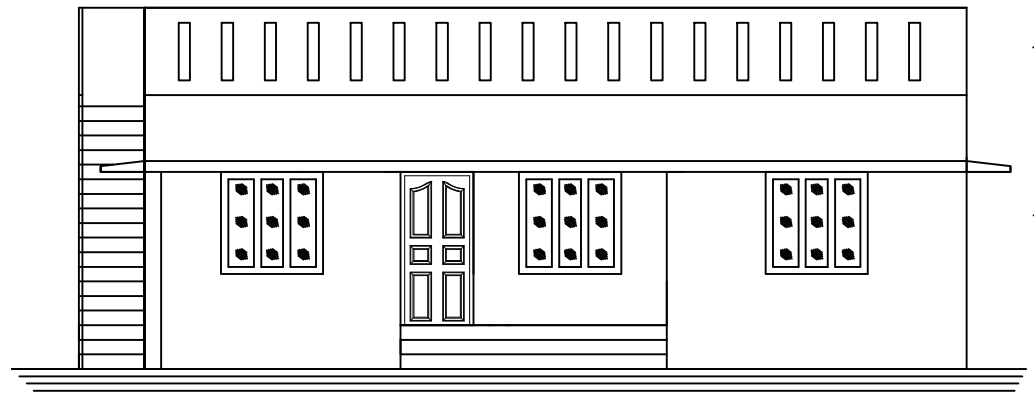
**Rural Panchayat**

The approval as the planning authority issued it, reproduced in full behind this page.

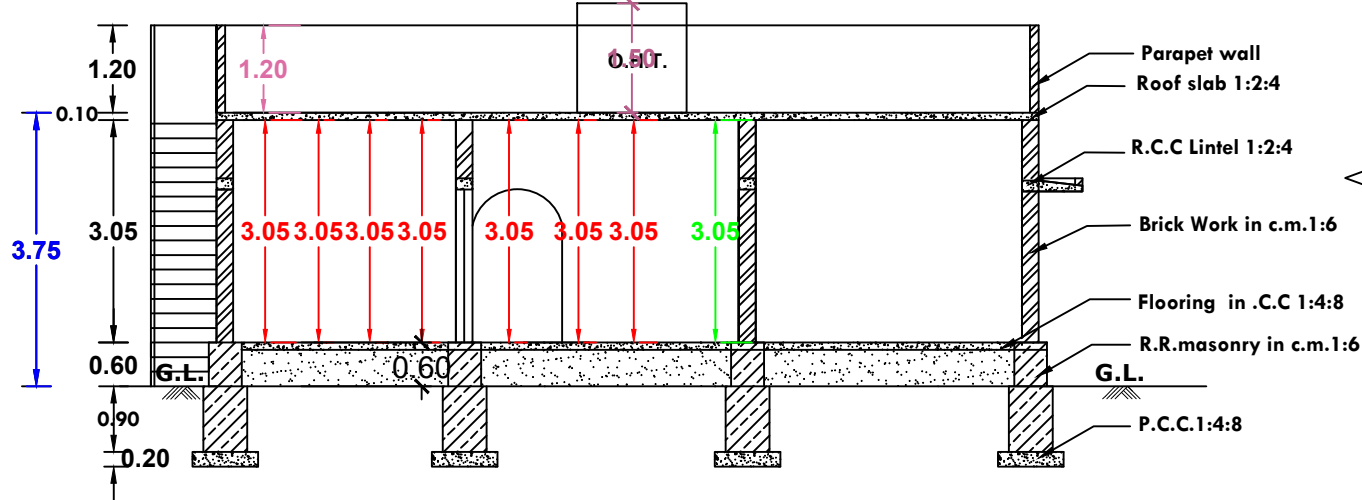
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, IN Re.Sy.No:435/3A1B,  
OF ERACHAKULAM VILLAGE, AT ERACHAKULAM, ERACHAKULAM VILLAGE PANCHAYAT.

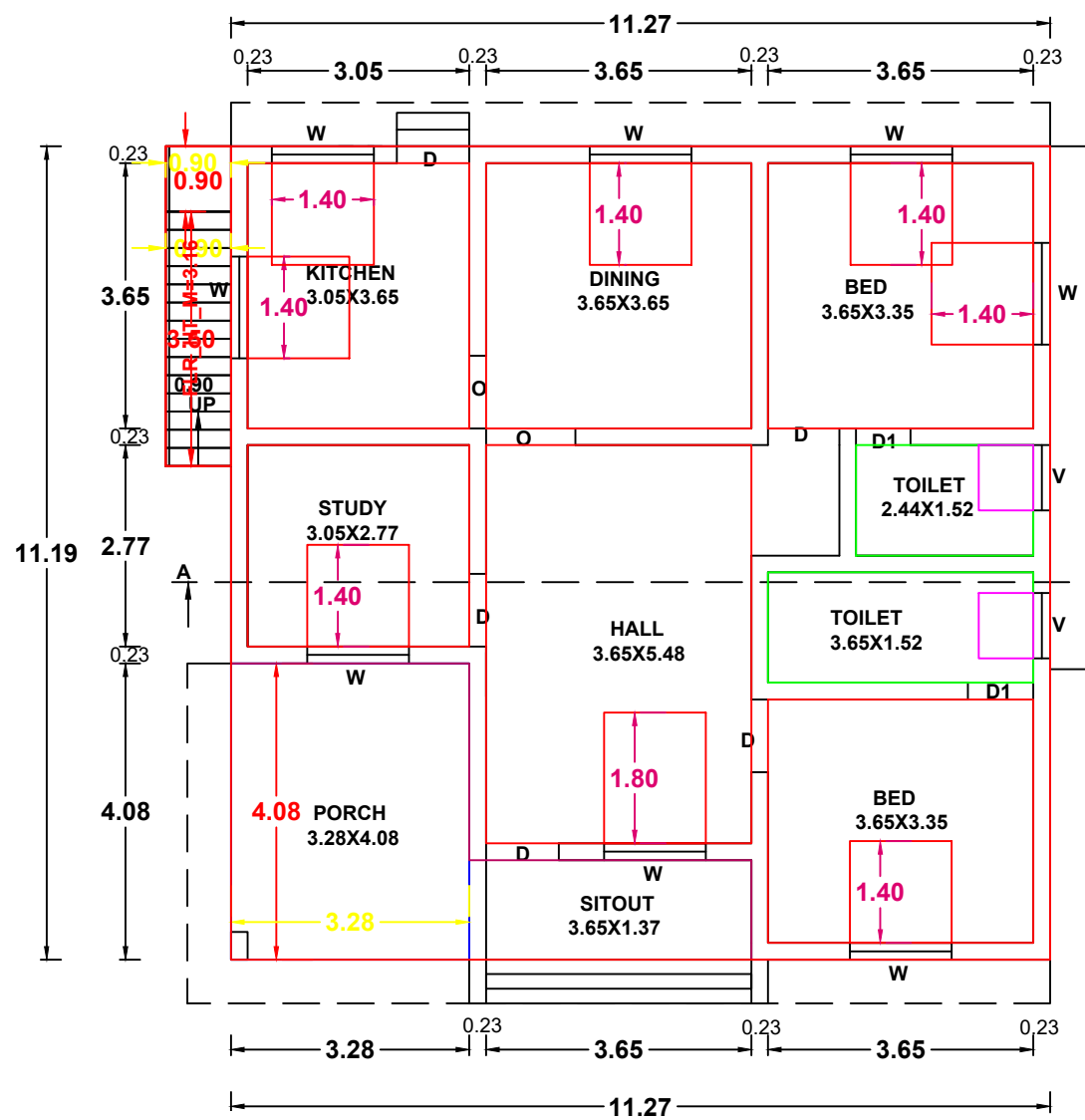
Name of owner:- P.S. AJITHA, W/o.Balasubramanian.



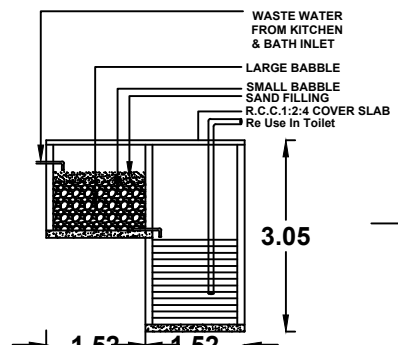
FRONT ELEVATION



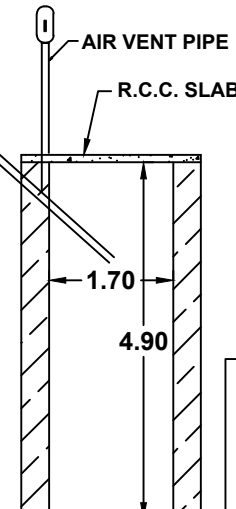
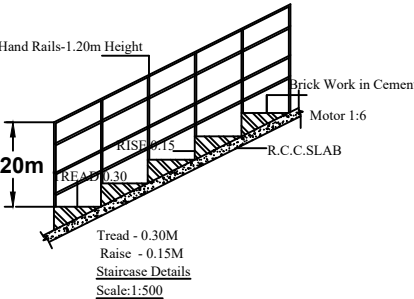
SECTION ON AB



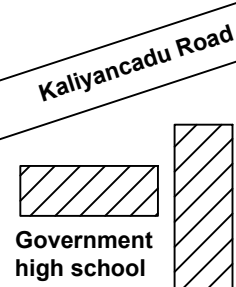
GROUND FLOOR PLAN



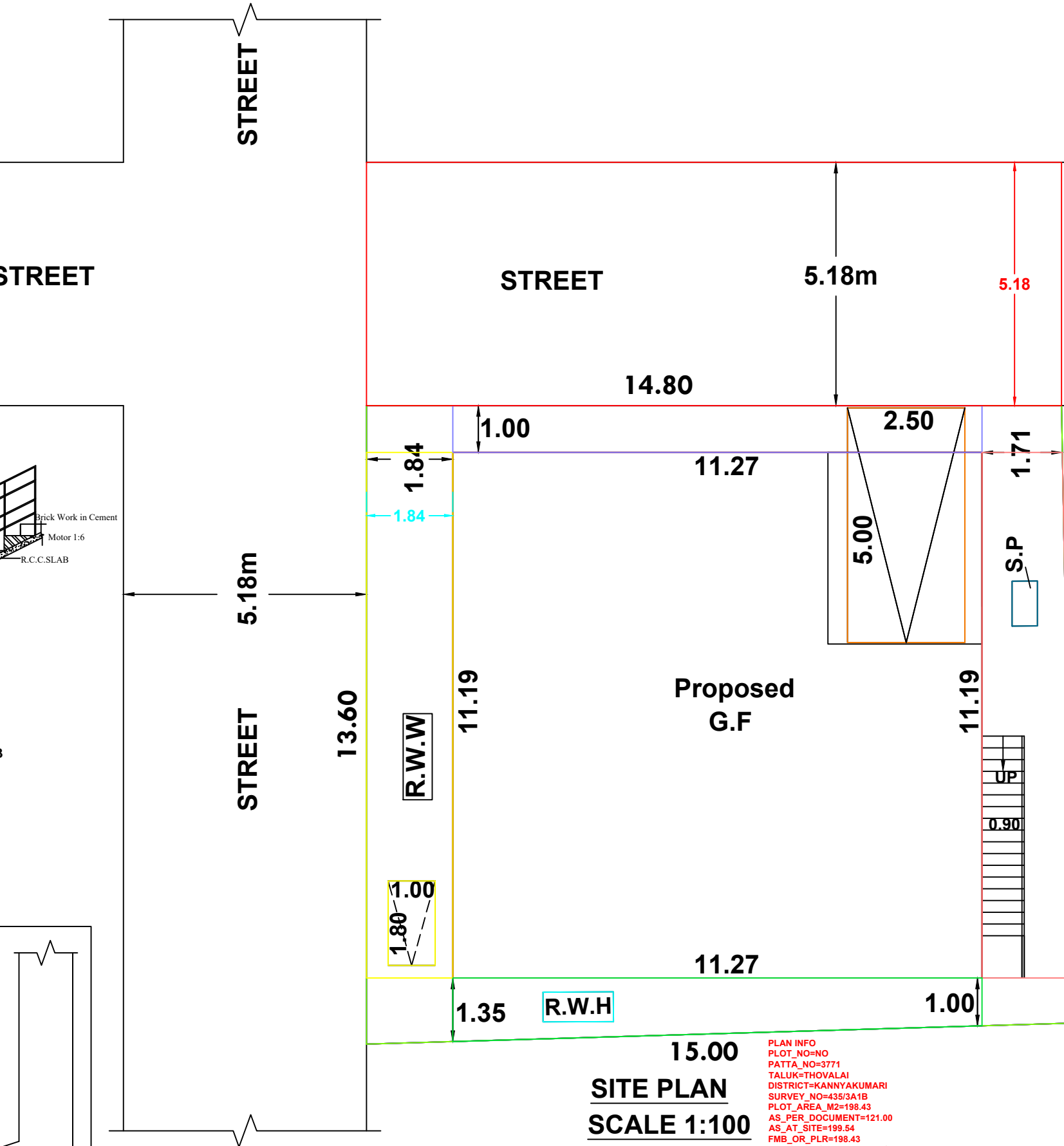
RECYCLING OF WASTE WATER FROM KITCHEN & BATHROOM



SOAK PIT



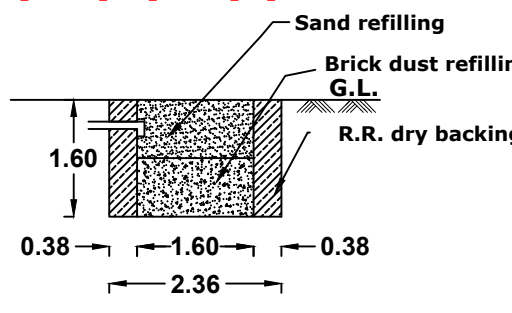
TRIAL PIT



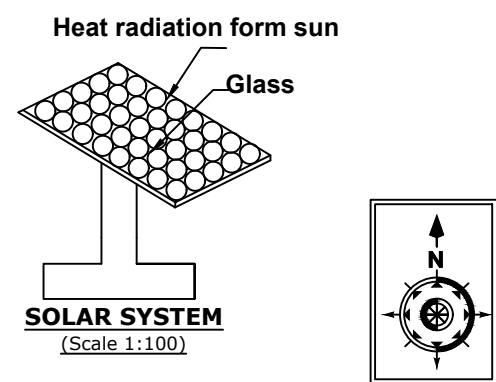
15.00  
SITE PLAN  
SCALE 1:100

PLAN INFO  
PLOT\_NO=NO  
PATTA\_NO=3771  
TALUK=THOVALAI  
DISTRICT=KANNIYAKUMARI  
SURVEY\_NO=435/3A1B  
PLOT\_AREA\_M2=198.43  
AS\_PER\_DOCUMENT=121.00  
AS\_AT\_SITE=199.54  
FMB\_OR\_PLR=198.43  
JURISDICTION\_TYPE=GRANDPANCHAYAT  
SINGLE\_FAMILY\_BLDG=YES  
LAND\_USE\_ZONE=RESIDENTIAL  
CRZ=NO  
SECURITY\_ZONE=NO  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=5.18  
ROAD\_LENGTH=20.00  
AVG\_PLOT\_DEPTH=14.90  
AVG\_PLOT\_WIDTH=13.40  
R.W.D. DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
OSR\_APPLICABLE=NO  
OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
NO\_C\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
BARRIER\_FREE\_ACCESS\_FOR\_PHYSICALLY\_CHALLENGED\_PEOPLE=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NO\_C\_FIRE\_DEPT=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO

KEY PLAN  
NOT TO SCALE



DETAILS OF RAIN WATER



ALL DIMENSIONS ARE IN METER  
PLAN SCALE 1:100

CERTIFIED THAT PROVISIONS SHALL BE MADE TO  
"RAIN WATER HARVESTING" ARRANGEMENTS  
SYSTEM IN THE PROPOSED CONSTRUCTION

| REFERENCE    |              |
|--------------|--------------|
| D-DOOR       | -- 1.00X2.10 |
| D1-DOOR      | -- 0.75X2.10 |
| W3-WINDOW    | -- 1.40X1.40 |
| V-VENTILATOR | -- 0.75X0.75 |

|                  |                               |
|------------------|-------------------------------|
| AREA OF SITE     | : 198.43.sq.m (2135.90.sq.ft) |
| AREA OF PROPOSED |                               |
| GROUND FLOOR     | : 126.11.sq.m (1357.44.sq.ft) |
| AREA OF VACANT   | : 72.32.sq.m (778.45.sq.ft)   |
| ROAD             |                               |
| EXISTING         |                               |

| PARKING CALCULATION |                                      |
|---------------------|--------------------------------------|
| PROPOSED BUILDING   |                                      |
| GROUND FLOOR        | : 107.42.Sq.m (1156.26.Sq.ft)        |
| (Kitchen-1)         |                                      |
| First 75.sq.m       | : Nil                                |
| Next 32.42.sq.m     | : 1 Car Space<br>1 Two Wheeler Space |

|                 |                                              |
|-----------------|----------------------------------------------|
| PLOT COVERAGE = | $\frac{126.11 \times 100}{198.43} = 63.55\%$ |
| F.S.I. =        | $\frac{126.11}{198.43} = 0.63 < 2.0$         |

P.S. AJITHA  
SIGNATURE OF LAND AND BUILDING OWNER

S. RAMU  
Registered Engineer Gr - III  
REG. No. 150/LS/2020/00002  
S.M.S. Engineering Construction  
90, 1<sup>st</sup> Floor, Alexandra Press Road,  
Nagercoil - 1,  
Ph : 9443275554, 9843375554

S.M.S. CONSTRUCTION  
90, First floor, s.m.s. building  
Alexandra press road  
Nagercoil

|                 |                                                |
|-----------------|------------------------------------------------|
| cell.9443275554 | Checked by S.Ramu.                             |
| 9843375554      |                                                |
| Date:04.01.2024 | Size: A2(S-2) gmail: smsramunji@gmail.com 0010 |

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

